

**CITY COUNCIL
ATLANTA, GEORGIA**

07-O-0514

**A SUBSTITUTE ORDINANCE BY:
ZONING COMMITTEE**

Z-07-38

AN ORDINANCE TO AMEND THE 1982 ZONING ORDINANCE OF THE CITY OF ATLANTA BY REPLACING CHAPTER 18A. SPI-1 CENTRAL CORE DISTRICT REGULATIONS WITH A CHAPTER ENTITLED 18A. SPI-1 DOWNTOWN SPECIAL PUBLIC INTEREST DISTRICT REGULATIONS; AND TO ELIMINATE CHAPTER 18B. SPI-2 NORTH AVENUE DISTRICT REGULATIONS AND CHAPTER 18M. SPI-13 CENTENNIAL OLYMPIC PARK SPECIAL PUBLIC INTEREST DISTRICT REGULATIONS; AND TO AMEND THE OFFICIAL ZONING MAP BY SUPPLANTING EXISTING ZONING DISTRICTS SPI-1, SPI-2, SPI-13, C-4 AND C-5, WITH SAID SPI-1 DOWNTOWN DISTRICT MAP, AND TO ELIMINATE THE SPI-1 AND SPI-2 PARKING LIMITATION DISTRICT MAPS; TO AMEND THE PEDESTRIAN SPACE PLAN MAP PART 2 OF 2; AND TO AMEND CHAPTER 28A.0010 BY SUPPLANTING SUBSECTION (12) SPECIAL PUBLIC INTEREST DISTRICT 1 AND ELIMINATING SUBSECTION (13) SPECIAL PUBLIC INTEREST DISTRICT 2 AND SUBSECTION (34) SPI-13; AND FOR OTHER PURPOSES.

WHEREAS, Downtown Atlanta serves as the symbolic center of the greater metropolitan region and the state of Georgia; and

WHEREAS, Central Atlanta Progress in partnership with the City of Atlanta has conducted the Imagine Downtown planning process for the area surrounded by Northside Drive, North Avenue, Boulevard and I-20; and

WHEREAS, the Atlanta City Council adopted the Imagine Downtown plan into the City's 2004-2019 Comprehensive Development Plan by reference on April 17, 2006; and the Mayor approved it on April 25, 2006; and

WHEREAS, the future vision of Downtown includes: building new walkable, mixed-use neighborhoods on and around Centennial Hill, bridging gaps in Downtown created by the Interstate, confirming Peachtree as the premier street of the Southeast, connecting the region through a multimodal transportation hub, reinvigorating Auburn Avenue as the center of African-American culture, demonstrating the benefits of transit-oriented development around MARTA stations, reuniting Downtown and Midtown in a re-imagined South of North Avenue (SoNo) neighborhood and supporting the Centennial Olympic Park district as a world-class destination; and

WHEREAS, Central Atlanta Progress has further partnered with the City of Atlanta to review and update the current zoning regulations that govern the physical growth and development of Downtown; and

WHEREAS, the need to evaluate the current Downtown zoning has been identified repeatedly through multiple comprehensive planning efforts that Central Atlanta Progress and others have sponsored; and

WHEREAS, recommendations for development standards were developed through a comprehensive series of meetings with stakeholders from which these recommendations have been incorporated in the proposed zoning regulations; and

WHEREAS, the stakeholders included representatives from the Downtown property owners, Downtown businesses, the Fairlie-Poplar Implementation Taskforce, Historic District Development Corporation, Georgia State University, Georgia Institute of Technology, MARTA, Emory Crawford Long and Grady Hospitals, Atlanta Housing Authority, Atlanta Development Authority, Trees Atlanta, Midtown Alliance, PEDS and PATH; and Downtown resident groups including the Atlanta Downtown Neighborhood Association, the Castleberry Hill Neighborhood Association, Marietta Street Artery Association, and Central Atlanta Neighbors; and

WHEREAS, it is the desire of the Downtown stakeholders to create a vibrant downtown environment where people can live, work, meet and play; and

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

- Section 1:** That the 1982 Zoning Ordinance of the City of Atlanta is hereby amended by replacing Chapter 18A. SPI-1 Central Core District Regulations with a new entitled Chapter 18A. SPI-1 Downtown District Regulations, which shall read as shown on the attached "Attachment A."
- Section 2:** That the 1982 Zoning Ordinance of the City of Atlanta is hereby amended by deleting Chapter 18B. SPI-2 North Avenue District Regulations and Chapter 18M. SPI-13 Centennial Olympic Park Special Public Interest District Regulations.
- Section 3:** That the 1982 Zoning Ordinance Map of the City of Atlanta is hereby amended as shown on "Attachment B" (SPI-1 Downtown District Map) and "Attachment C" (SPI-1 Pedestrian Space Plan Map Part 2 of 2).
- Section 4:** That the 1982 Zoning Ordinance Map of the City of Atlanta is hereby amended by deleting the SPI-1 and SPI-2 Parking Deck Limitation District maps.
- Section 5:** That Chapter 16-28A.010 of the City of Atlanta Municipal Code, the Sign Ordinance, subsection (12) Special Public Interest District 1 (Central Core) District be amended by striking the existing language and replacing it with the following:

(12) SPI-1 Downtown District:

- a. General Regulations: Signs within SPI-1 Downtown District are subject to the following regulations:
 1. Type, Number, and Area of Building Signs: Wall signs, projecting signs, canopy signs, parapet wall signs, suspended signs, and marquee signs shall be permitted. A maximum of three (3) building business identification signs shall be permitted for each business establishment on the ground floor of a building. Only one (1) of said three (3) signs may be

a suspended or projecting sign. The combined area of these permitted building business identification signs shall not exceed 10 percent of the total area of the front wall of the ground floor of said business establishment, and in no case shall any individual sign exceed 200 square feet. Notwithstanding these provisions, every business establishment shall be entitled to at least 60 square feet total combined sign area.

2. Building Signs on Corner Lots: For corner lots, one (1) additional non-freestanding business identification sign for the business establishment occupying the corner space shall be permitted, provided it is oriented toward the additional street frontage. The total area of said sign shall not exceed 10 percent of the area of the wall of said building occupied by such business establishment and oriented toward the additional street frontage, or 60 square feet, whichever is less. Corner lots may have two (2) projecting signs, limited to one projecting sign per street frontage.
3. Freestanding Signs shall not be permitted.
4. Shopping Center Signs: Shopping centers shall be permitted one (1) single non-freestanding business identification sign. Said sign shall be erected as a wall sign and shall not exceed 200 square feet in sign area. Where a shopping center has frontage on two (2) or more streets, one (1) additional non-freestanding sign shall be permitted for each additional street frontage.
5. Animated, Flashing, and Changing Signs: Except where prohibited in Subarea 6 Terminus and Subarea 7 Fairlie-Poplar, animated, flashing, and changing signs shall be permitted provided that no such sign shall be erected within 100 feet of an adjoining residential district if visible therefrom.
6. Signs Extending Over Right-of-Way: Signs extending or projecting over any property line onto sidewalk or street right-of-way shall be subject to all other provisions of this chapter, of part 16, and of any other applicable requirements of the code of ordinances of the City of Atlanta governing such signs.
7. General Advertising Signs Prohibited: General advertising signs shall not be permitted.
8. LSVD Signs: In addition to the signs otherwise authorized in this section (12), LSVD Signs, shall be authorized provided they meet each of the following standards:
 - (a) LSVD signs shall be authorized only within public entertainment districts delineated and designated by resolution of city council;
 - (b) Only one (1) LSVD sign shall be authorized in each designated public entertainment district;
 - (c) No LSVD sign shall exceed 520 square feet in total sign face area;
 - (d) All LSVD signs shall be constructed and erected as wall signs. Freestanding LSVD signs are specifically prohibited;
 - (e) No portion of an LSVD sign shall extend 60 feet in height above ground level; provided further that no part of an LSVD sign shall be placed above, supported on, or extend above the roof of a building;
 - (f) No LSVD sign face shall be visible from the interior of any property used for residential purposes;
 - (g) All LSVD sign faces shall be directed toward public pedestrian gathering areas;
 - (h) No LSVD sign shall operate between the hours of 12: 00 midnight and 7: 00 a.m. unless a special events permit has been issued by the

- special events office for a special event during these hours held within the PED in which the LSVD sign is located;
- (i) No visible portion of an LSVD sign face shall be located within 100 feet of any street having a posted speed limit greater than 30 miles per hour;
 - (j) All LSVD signs must otherwise comply with all other provisions of this chapter as well as all other laws and regulations of the State of Georgia and the City of Atlanta; and
 - (k) No LSVD sign shall be located in Subarea 6 Terminus or Subarea 7 Fairlie-Poplar.
9. Museum Signature Signs:
- (a) Notwithstanding the restriction set forth in subsections 16-28A.007(p)(1) and 16-28A.007(p)(3) museum signature signs are allowed on museums with a gross floor area greater than 75,000 square feet and such museums may combine the five percent allocation allowed for such signs on wall of the museum building. No other museum signature signs shall be allowed on other walls of the museum building where the option to combine the five percent per wall allocation is utilized to increase the size of the museum signature sign on any other wall of the museum building.
 - (b) For the purposes of this district, a museum signature sign means a building signature sign on a museum. For the purposes of this definition, a museum is a facility meeting the following criteria:
 - (1) Is used for educational or preservation purposes;
 - (2) Owns or utilizes tangible inanimate objects of historical or cultural significance;
 - (3) Is organized for the care of those objects and exhibits them to the public on a regular schedule;
 - (4) Interprets the cultural heritage or history of the city, the state or the nation, natural history, or the history of science, technology or business;
 - (5) Devotes less than 15 percent of the floor area of the primary building for retail, restaurant or other commercial purposes, excluding any parking facilities. For the purposes of this definition, the "floor area" of a museum shall be measured in the same manner as the floor area of business, commercial and industrial buildings.
- b. Subarea 6 Terminus and Subarea 7 Fairlie-Poplar: The sign regulations for Subarea 6 Terminus and Subarea 7 Fairlie-Poplar shall be subject to the following additional limitations:
- 1. No shopping center signs shall be permitted.
 - 2. No changing signs shall be permitted, with the exception of theaters.
 - 3. No internally illuminated canopy signs shall be permitted.

Section 6: That Chapter 16-28A.010 of the City of Atlanta Municipal Code, the Sign Ordinance, be amended by deleting subsection (13) Special Public Interest District-2 (North Avenue) District and subsection (34) SPI-13 Centennial Olympic Park District.

Section 7: That all ordinances or parts of ordinances in conflict with this ordinance shall be repealed.

ATTACHMENT "A"
Chapter 16-18A
SPI-1 Downtown
SPECIAL PUBLIC INTEREST DISTRICT REGULATIONS

Section 16-18A.001. Scope of Provisions

The regulations set forth in this chapter, or set forth elsewhere in this part when referred to in this chapter, are the Regulations in the SPI-1 Downtown Special Public Interest District. These regulations shall supplant existing districts or portions of existing districts as shown on the attached map referenced in Section 16-18A.003, except that all existing categories of historic protection designated pursuant to Chapter 20 of Part 16 shall continue in full force and effect and said existing historic protection regulations shall be overlaid upon, and shall be imposed in addition to, the regulations set forth in this Chapter. Whenever the following regulations are at variance with said existing historic protection regulations, the historic protection regulations shall apply.

The regulations set forth in Sections 16-18A.001 through and including Section 16-18A.019 shall apply to all properties located within the SPI-1 Downtown District, including all subareas within the District. The remaining regulations set forth in Section 16-18A.020 shall apply only to subareas 6 and 7 as specified.

Section 16-18A.002. Statement of Intent.

The intent of the Council in establishing SPI-1 as a zoning district is as follows:

1. Preserve, protect and enhance Downtown's role as the civic and economic center of the Atlanta region;
2. Create a 24-hour urban environment where people can live, work, meet and play;
3. Encourage the development of major commercial uses and high intensity housing that provides a range of housing opportunities for citizens within the district;
4. Encourage a compatible mixture of residential, commercial, entertainment, cultural and recreational uses;
5. Improve the aesthetics of street and built environments;
6. Promote pedestrian safety by ensuring and revitalizing pedestrian-oriented buildings which create a sense of activity and liveliness along their sidewalk-level façades;
7. Facilitate safe, pleasant, and convenient sidewalk-level pedestrian circulation that minimizes impediments by vehicles;
8. Encourage the use of MARTA and other public transit facilities;
9. Enhance the efficient utilization of accessible and sufficient parking facilities in an unobtrusive manner including encouraging shared parking and alternative modes of transportation;
10. Provide safe and accessible parks and plazas for active and passive use including protecting Centennial Olympic Park as an Olympic legacy and a local and regional civic resource;
11. Preserve and protect Downtown's historic buildings and sites;
12. Recognize the special character of Fairlie-Poplar and Terminus through the administration of specific standards and criteria consistent with the historic built environment as recognized by the inclusion of several blocks and buildings on the National Register of Historic Places.

Section 16-18A.003. Boundaries of District Established

The boundaries of the SPI-1 Downtown District are shown on map Attachment B which by this reference is incorporated into and made a part of this chapter and this part. The SPI-1

Downtown District is divided into 7 subareas as shown on said map Attachment B and are described as follows:

- Subarea 1 – Downtown Core
- Subarea 2 – SoNo Commercial West
- Subarea 3 – SoNo Commercial East
- Subarea 4 – SoNo Residential
- Subarea 5 – Centennial Olympic Park
- Subarea 6 – Terminus
- Subarea 7 – Fairlie-Poplar

Section 16-18A.004. Application Procedures.

A Special Administrative Permit (SAP) application and a specified number of copies each of a site plan, landscape plan, and elevation drawings of each exterior façade shall be submitted, as applicable, and approved by the Director of the Bureau of Planning prior to an applicant filing for a building permit. All exterior demolition, new construction (including additions to existing buildings), modifications of outdoor dining, or any construction which results in increased lot coverage, modification of the building footprint, or modification of building facades that alters the configuration of openings, shall be subject to said SAP approval. Before making an application for a special administrative permit, a pre-application conference between the applicant and the Director of the Bureau of Planning or the Director's designee is required to discuss the application and relevant requirements of these regulations. Said pre-application conference shall be held within 14 days of the request date by the applicant, unless a longer period is mutually agreed upon. All applications for a SAP shall be processed in accordance with the standards and procedures applicable to said SAP applications contained in Chapter 25 of Part 16 except as otherwise modified by this Chapter 18.

Where regulations require the approval of a SAP for other purposes so specified, processing by the Director of the Bureau of Planning shall, without additional application, include consideration of other special administrative permits. Where such regulations require special exception or special use permit action, the special administrative permit for building permit purposes shall not be issued until the necessary approval has been obtained for such special exception or special use permit.

The Director of the Bureau of Planning may exempt certain classes of applications for special administrative permits from detailed review requirements as set forth upon written findings that generally within these districts, the actions proposed are of such a character or scale as to make detailed reviews and approval by the Planning Director unnecessary. Where applications for special administrative permits are determined by reference to such findings to be thus exempted, the permit shall be issued if otherwise lawful.

For the purposes of this chapter, a unified development plan approved under a single SAP and meeting all floor area ratio requirements, open space requirements, and off-street parking requirements, may be subdivided, even if the resultant parcels do not otherwise meet these requirements. Any changes from the approved SAP shall require a new or amended SAP, which shall be based on the geographic extent of the original SAP and shall meet floor area ratio requirements, open space requirements, and off-street parking requirements of such; and shall indicate built or planned improvements on all parcels. Where a single property owner no longer owns all parcels, the applicant shall obtain authorization from all property owners prior to permit submittal.

Section 16-18A.005. Definitions

1. **Arcade:** a covered pedestrian walkway supported by columns, piers, pillars, or walls to a minimum unobstructed height of 20 feet.
2. **Mixed-use Developments:** For purposes of this Chapter, and notwithstanding the provisions of Section 16-29.001(24), mixed-use development is defined as any development which contains as principal uses both residential and non-residential uses on the same development site, and in which each such use is at least twenty (20%) percent of the total floor area, excluding accessory uses.
3. **Sidewalk-level:** Any building floor within five (5) vertical feet of the adjacent required sidewalk or provided supplemental zone. See Section 16-18A.020 Diagram 1.
4. **Storefront Street:** A street or portion of a street indicated in the Pedestrian Space Plan in which street-fronting buildings (including parking decks) shall meet detailed requirements at sidewalk-level (See Section 16-18A.012) to a minimum height of 10 feet above the adjacent required sidewalk.
5. **Street Furniture and Tree Planting Zone:** The portion of a sidewalk located between the sidewalk clear zone and the curb that is reserved for the placement of streets trees and street furniture including utility and light poles, waste receptacles, fire hydrants, traffic signs, traffic control boxes, newspaper boxes, transit shelters, bicycle racks, seating and similar elements in a manner that does not obstruct pedestrian access or motorist visibility. Such elements, where installed, shall be a type specified by the Director of the Bureau of Planning in accordance with uniform design standards utilized by the Director for placement of such objects in the public right-of-way. See Section 16-18A.020 Diagram 2.
6. **Street Trees:** All newly planted street trees shall be single-stemmed with a minimum caliper of three (3) inches measured 36 inches above ground, shall be a minimum of 12 feet in height, shall have a minimum mature height of 40 feet, and shall be limbed up to a minimum height of seven (7) feet. Trees shall have a minimum planting area of 40 square feet planted with evergreen ground cover such as mondo grass or liriope spicata or covered with hardwood mulch. Flowers and seasonal plantings may be planted in tree planting areas but shall be supplemented by hardwood mulch when not planted. Tree grates shall be prohibited.
7. **Sidewalk Clear Zone:** The portion of a sidewalk that is unobstructed by any permanent objects to a height of eight (8) feet and is reserved for pedestrian circulation and passage. No fixed elements, including traffic control boxes or other utility structures, shall be placed above ground in the Clear Zone. The Clear Zone shall have a consistent cross-slope not exceeding two (2%) percent. See Section 16-18A.020 Diagram 2.
8. **Supplemental Zone:** The area between any building (including parking lot or deck) and the back of the required sidewalk when no intervening building exists. See Section 16-18A.010 for additional requirements and Section 16-18A.020 Diagram 2.

Section 16-18A.006. Use Regulations

1. See SPI-1 Downtown: Use Table for permitted principal uses and special permits.
2. **Permitted Principal Uses:**
 - a. A building or premises shall be used only for the principal purposes as indicated with a "P" in SPI-1 Downtown: Use Table.
 - b. For the purposes of this Chapter, uses at sidewalk-level in what would otherwise be classified as an independent primary parking structure shall not constitute principal uses.
3. **Permitted Accessory Uses and Structures:** Accessory uses and structures permitted within this district shall include those customarily accessory and clearly incidental to permitted principal uses and structures and specifically includes parking to serve authorized

residential and non-residential uses within the district, subject to the restrictions contained in this Chapter.

4. Special Permits: The following uses are permissible only by special permits of the type indicated subject to limitations and requirements set herein or elsewhere in this part, and subject to the applicable procedures and requirements set forth in Section 16-25.001, et seq.
 - a. Special use permits shall be required as indicated with "SUP" in the SPI-1 Downtown: Use Table.
 - b. Special administrative permits shall be required as indicated with "SAP" in the SPI-1 Downtown: Use Table.
 - c. Special exceptions: None.

SPI-1 Downtown: Use Table							
P = Permitted Principal Use or Structure SAP = Special Administrative Permit Required SUP = Special Use Permit Required X = Not Permitted	Subareas						
	Downtown Core	SoNo Commercial West	SoNo Commercial East	SoNo Residential	Centennial Olympic Park	Teminus	Fairlie-Poplar
	1	2	3	4	5	6	7
Commercial/Retail							
Bakeries and catering establishments	P	P	P	P	P	P	P
Eating and drinking establishments (Drive-through facilities are not permitted). In Subarea #5, any eating and drinking establishment which is defined as a nightclub under Chapter 10 of the City Code shall not be permitted within 200 feet of Ivan Allen Boulevard.	P	P	P	P	P/X	P	P
Laundry and dry cleaning collection stations or plants; laundry and dry cleaning establishments where equipment is operated by customers	P	P	P	P	P	P	P
Mercantile Uses, to include merchandise marts and exhibit buildings for wholesale trade	P	P	P	P	P	X	X
Printing and blueprinting shops	P	P	P	P	P	P	P
Professional or personal service establishments, but not hiring halls	P	P	P	P	P	P	P
Retail establishments	P	P	P	P	P	P	P
Repair of office equipment or installations; home appliances, clocks and watches, shoes, bicycles and leather goods	P	P	P	P	P	P	P
Sales and leasing agencies for new and used cars, motorcycles, bicycles and mopeds	P	P	P	P	X	X	X
Service stations and car washes meeting the requirements of 16-18A.010(5). In Subarea #2, shall not be permitted east of Spring Street.	P	P/X	X	X	X	X	X
Tailoring, custom dressmaking, millinery and similar establishments	P	P	P	P	P	P	P
Education/Child Care							
Business or commercial schools	P	P	P	P	P	P	P
Child care centers, kindergartens and special schools	P	P	P	P	P	P	P
Public and private schools and Institutions of higher learning, including colleges and universities	P	P	P	P	P	P	P
Institutional							
Banks, savings and loan associations, and similar financial institutions, subject to Section 16-18A.014(6)	P	P	P	P	P	P	P
Churches, synagogues, temples, mosques and other religious worship facilities	SUP	SUP	SUP	SUP	SUP	SUP	SUP
Museums, galleries, auditoriums, libraries and similar cultural facilities	P	P	P	P	P	P	P

SPI-1 Downtown: Use Table

P = Permitted Principal Use or Structure SAP = Special Administrative Permit Required SUP = Special Use Permit Required X = Not Permitted	Subareas						
	Downtown Core	SoNo Commercial West	SoNo Commercial East	SoNo Residential	Centennial Olympic Park	Temulus	Fairfield-Poplar
	1	2	3	4	5	6	7
Manufacturing							
Manufacturing, wholesaling, repairing, assembly, processing, preparation, packaging or treatments of articles, foods, components, products, clothing, machines and appliances and the like uses, where heavy drop hammers, punch presses or other machinery are not used, and where character of operations, emissions and byproducts do not create adverse effects beyond the boundaries of the property and limited to 10,000 square feet.	P	P	P	P	P	P	P
Medical/Health							
Hospitals	P	P	P	SUP	SUP	SUP	SUP
Nursing homes, personal care homes and assisted living facilities	SUP	SUP	SUP	SUP	SUP	SUP	SUP
Clinics and laboratories, but not blood donor stations	P	P	P	P	P	P	P
Rehabilitation Centers	SUP	SUP	X	X	X	X	X
Veterinary clinics, if animals are kept within soundproof buildings	P	P	P	P	P	P	P
Office							
Offices	P	P	P	P	P	P	P
Recreation/Entertainment							
Clubs and lodges. In Subarea # 5, nightclubs shall not be permitted within 200 feet of Ivan Allen Boulevard	P	P	P	P	P/X	P	P
Commercial recreation establishments, including bowling alleys, theatres, convention halls, places of assembly, and similar uses with primary activities conducted within fully enclosed buildings	P	P	P	P	P	P	P
Outdoor amusement enterprises, exhibits, entertainments, meetings, displays or sales areas, or outdoor areas for religious ceremonies	less than 90 days duration	SAP	SAP	SAP	SAP	SAP	SAP
	90 days or more duration	SUP	SUP	SUP	SUP	SUP	SUP
Sports arenas and complexes	SUP	SUP	SUP	X	X	X	X
Residential Dwellings/Lodgings							
Dormitories, fraternity houses and sorority houses, officially affiliated with a college, university or private school and only for the time period that such affiliation is in effect, such that loss of affiliation shall result in the loss of permission for the use	P	P	P	P	P	X	P
Hotels and motels	P	P	P	P	P	P	P
Single-family, two-family and multi-family dwellings	P	P	P	P	P	P	P
Single room occupancy residences	P	P	P	P	P	P	P

SPI-1 Downtown: Use Table							
P = Permitted Principal Use or Structure SAP = Special Administrative Permit Required SUP = Special Use Permit Required X = Not Permitted		Subareas					
		Downtown Core	SoNo Commercial West	SoNo Commercial East	SoNo Residential	Centennial Olympic Park	Terminus
		1	2	3	4	5	6
Transportation/Parking							
Bus Terminals		SUP	SUP	SUP	X	X	X
Helicopter landing facilities or pickup or delivery stations		SUP	SUP	SUP	SUP	SUP	SUP
Independent primary parking decks or structures	Located within the Parking Limitation District and subject to Section 16-18A.011(3)	SUP	SUP	SUP	SUP	SUP	X
	Not located within the Parking Limitation District and subject to Section 16-18A.011(3)	P	P	P	P	P	X
Independent primary 'park-for-hire' surface parking lots		X	X	X	X	X	X
Structures required for public transit but not rail yards or maintenance shops		P	P	P	P	P	SUP
Utilities							
Roof mounted antennas as provided for and described in Section 16-25.002(3)		SAP	SAP	SAP	SAP	SAP	SAP
Antennas, broadcast towers, line of sight relay devices for telephonic, radio or television communications when located 200 feet or more from any off-site residential district or use not in SPI-1 when such towers or devices are:	Less than two hundred (200) feet in height	SAP	SAP	SAP	SUP	SUP	SUP
	Greater than two hundred (200) feet in height	SUP	SUP	SUP	SUP	SUP	SUP
Digital industry switchboards, relay equipment, and associated power generators as principal uses		SUP	SUP	SUP	SUP	SUP	SUP
Other							
Drive-in and drive-through facilities, subject to Section 16-18A.014(5)		P	P	P	P	P	X

Section 16-18A.007. Demolition of Existing Structures and Redevelopment Requirements

No existing structure shall be demolished for the purpose of creating open space. All requests for demolition shall include concept plans for the redevelopment of the property that are sufficient to obtain an SAP for the development of the new structure.

Any property wherein sixty (60%) percent or greater of the principal building is removed or destroyed by any means shall be redeveloped in accordance with the requirements of this Chapter notwithstanding any other provisions in Part 16 to the contrary, specifically including the installation of sidewalks and street trees.

Section 16-18A.008. Development Controls.

See SPI-1 Downtown: Development Controls Table for Bulk Limitations, Building Coverage, Yard Requirements, Open Space Requirements, and Height Requirements subject to subsections 1 through 4 below.

1. Residential uses, including portions of mixed-use developments, may utilize Net Area of a Regular Lot (NLA) or Gross Area of a Regular Lot (GLA) when calculating maximum permitted residential floor area, provided that the Usable Open Space Requirement (USOR) is calculated utilizing the corresponding lot area.
2. Useable Open Space Requirements (UOSR):
 - a. All buildings built before 1950 shall have no Minimum Usable Open Space Requirement, provided that additions that increase the building footprint by more than ten percent (10%) of the pre-1950 footprint shall be subject to said requirements and that the entire development lot and floor area be used in determining these requirements.
 - b. The entire area of residential balconies may be counted towards UOSR.
 - c. The uncovered horizontal area of rooftop stormwater treatment landscaping may be counted towards UOSR.
 - d. That portion of the pedestrian circulation requirement which lies within the Net Area of a Regular Lot shall constitute a corresponding portion of the UOSR.
 - e. The total area of new on-street parking may be counted towards UOSR provided said new on-street parking is located within Subareas 1,2,3,4,5 and 6 and the following criteria are met:
 - i. No on-street parking currently exists in the public right-of-way adjacent to the project area for which credit is sought;
 - ii. The new on-street parking is located where there is no existing street travel lane;
 - iii. The on-street parking shall be accessible to the general public;
 - iv. Curb extensions are provided at street intersections, as applicable;
 - v. All other sidewalk requirements of this Chapter are met.
3. Pedestrian circulation requirements: All sidewalk widths, pedestrian circulation requirements, and embayments shall be in conformance with the standards and requirements of the Pedestrian Space Plan and Sections 16-18A.009 and 16-18A.010.
4. Street-facing building façade: the street-facing building façade shall rise vertically at the back of the required sidewalk or provided supplemental zone for a minimum of height 36 feet as indicated on the SPI-1 Downtown: Development Controls Table before stepping back from said required sidewalk or provided supplemental zone except for permitted driveways, sidewalk-level recessed building entrances or residential balconies. See Section 16-18A.020 Diagram 3.
5. Parks and Plazas: Sidewalk-level privately owned parks or plazas, if provided, shall be accessible to the public during normal City of Atlanta park hours.
6. Workforce Housing Bonus: RESERVED.

SPI-1 Downtown: Development Controls Table

		Downtown Core	SoNo Commercial West	SoNo Commercial East	SoNo Residential	Centennial Olympic Park	Teminus	Farlie-Poplar
		1	2	3	4	5	6	7
Bulk Limitations	Non-residential Maximum FAR ¹	25	12	10	4	10	25	25
	Residential Maximum FAR without Workforce Housing Bonus ²	10	7	7	7	10	7	7
	Residential Maximum FAR with Workforce Housing Bonus ²	-	-	-	-	-	-	-
	Maximum Achievable Combined FAR ¹	35	19	17	11	20	32	32
Building Coverage	Maximum Building Coverage, as percent of NLA	No Maximum						
Yard Requirements ³	Minimum Side and Rear Yard Requirements Subject to Building Code Requirements	None ⁴						
Transitional Requirements	Transitional Uses, Yards, and Heights	None						
Open Space Requirements ⁵	Minimum Residential Usable Open Space Requirements (UOSR) shall be equal to or the lesser of	15% floor area or 80% lot area	15% floor area or 80% lot area	15% floor area or 80% lot area	15% floor area or 80% lot area	15% floor area or 80% lot area	5% floor area	5% floor area
	Non-Residential Public Space Requirement (PSR)	None						
	Total Open Space Requirements	None						
Height Requirements	Minimum Building Façade Height (See Section 16-18A.008(4))	36 feet						
	Maximum Building Height	None						
<div>1. Non-residential FAR shall be multiplied by Net Lot Area (NLA) to determine maximum permitted floor area.</div> <div>2. Residential FAR may be multiplied by Net Lot Area (NLA) or Gross Area of a Regular Lot (GLA) to determine maximum permitted floor area. See Section 16-18A.008(1).</div> <div>3. Sidewalk and supplemental zone requirements shall be the minimum setback requirements for yards adjacent to streets.</div> <div>4. Subject to Building Code requirements.</div> <div>5. Usable Open Space Requirement (USOR) is calculated utilizing the corresponding lot area used to obtain floor area. See Section 16-18A.008(1).</div>								

Section 16-18A.009. Sidewalks.

Sidewalks shall be located along all streets and shall have the components and widths identified in the SPI-1 Downtown: Sidewalk Table and the Pedestrian Space Plan map.

1. Street trees are required as indicated in SPI-1 Downtown: Sidewalk Table. Where required, street trees shall be planted a maximum of 30 feet on-center within the street furniture and tree planting zone spaced equal distance between street lights.
2. In Subarea 5 (Centennial Olympic Park): The street furniture and tree planting zone may have a continuous planted area of evergreen ground cover and required trees, except along Centennial Olympic Park Drive, Baker Street, or where on-street parking is provided.
3. Special paver requirements in the street furniture and tree planting zone shall be as shown in the SPI-1 Downtown: Sidewalk Table. Any existing decorative hardscape treatment of sidewalks, including street furniture and tree planting zone and sidewalk clear zone areas, shall be retained as part of any new development or replaced with materials that match in size, shape and color.
4. Decorative pedestrian lights, where installed, shall be placed a maximum of 60 feet on center and spaced equidistant between required trees. Where installed, said lights shall be located within the street furniture and tree planting zone. Said lights shall be Atlanta Type "C" or other as approved by the Director of the Bureau of Planning. New developments shall match the light and tree spacing on blocks where existing Atlanta Type "C" lights are installed.
5. Outdoor dining and potted plants within the required sidewalk: May encroach a maximum of two (2) feet into the sidewalk clear zone subject to the following:
 - a. In Subarea #7 (Fairlie-Popular), a minimum of four (4) feet of unobstructed sidewalk is provided;
 - b. In all other subareas, where no supplemental zone is required or provided a minimum of seven (7) feet of unobstructed sidewalk is provided;
 - c. No permanent structure or ornamentation shall be located within the encroachment area and no element shall be attached to the required sidewalk in any way;
 - d. Outdoor dining may be separated from the sidewalk only with movable planters, fencing or similar non-fixed barriers provided they do not exceed a height of 36 inches including any plant material;
 - e. At such time as the outdoor dining use is discontinued, sidewalks shall comply with all requirements of this Chapter.
6. Any new street or streets created shall have the components and widths as identified in the SPI-1 Downtown: Sidewalk Table as specified for the width of '10 Feet'.
7. Visibility at intersections: Nothing shall be erected, placed, planted or allowed to grow in such a manner as to impede visibility within visibility triangles at street intersections, as measured from the curb, between the heights of two and one-half feet and eight feet above grade. See Section 16-28.008(9): Visibility at Intersections.
8. Overhead Utilities: Upon redevelopment of a parcel reasonable efforts shall be made to place utilities underground or to the rear of structures to allow for unobstructed use of sidewalks.

SPI-1 Downtown: Sidewalk Table					
Width As Shown on Pedestrian Space Plan Map		Street Trees in Street Furniture and Tree Planting Zone ¹	Special Pavers in Street Furniture and Tree Planting Zone ²	Street Furniture and Tree Planting Zone Width	Sidewalk Clear Zone Width
23 Feet		Required	Not Required or match existing	5 feet minimum	18 feet minimum
21 Feet		Required	Not Required or match existing	5 feet minimum	16 feet minimum
21A Feet		Required	Brick or match existing	10 feet	11 feet
20 Feet		Required	Not Required or match existing	5 feet minimum	15 feet minimum
19 Feet		Required	Not Required or match existing	5 feet minimum	14 feet minimum
17 Feet		Required	Whitaker Greer Mulberry or equivalent	5 feet minimum	12 feet minimum
15 Feet		Required	In Subarea 5: Whitaker Greer Mulberry or equivalent All other subareas: Not Required or match existing	5 feet minimum	10 feet minimum
New Streets	10 Feet	Required	Not required	4 feet minimum	6 feet minimum
Fairlie-Poplar	10 Feet	Required	2 feet wide brick band at back of curb	4 feet	6 feet
	7 Feet	Prohibited except at curb extensions	1 foot wide brick band at back of curb	0 feet	7 feet
	6 Feet	Prohibited except at curb extensions	1 foot wide brick band at back of curb	0 feet	6 feet
1. Street Trees: planted a maximum of 30' on-center, a minimum 3" caliper, minimum 12' height (minimum 40' mature height), limbed to a minimum 7' height within a minimum planting area of 40 sq. ft with evergreen ground cover or hardwood mulch. 2. Special Paver Requirements: See Section 16-18A.009(2).					

Section 16-18A.010. Supplemental Zone

Supplemental zone components, requirements, and prohibitions are identified in the SPI-1 Downtown: Supplemental Zone Table.

- The supplemental zone shall have a maximum elevation of 30 inches above finished sidewalk grade unless existing topographical considerations render this requirement unreasonable. Porches and stoops for residential uses may have either:
 - In Subarea #7 (Fairlie-Poplar): a maximum height of five (5) feet above finished sidewalk grade; or
 - In all other subareas, if a supplemental zone is not provided: a maximum height of 30 inches above finished sidewalk grade, or
 - If a supplemental zone is provided: a maximum height of 30 inches above the provided supplemental zone elevation.
- Storefront display windows may project into the required supplemental zone but shall not cover more than two-thirds of its horizontal area and shall have a minimum depth of three (3) feet and shall be internally illuminated, serviced by electricity, and accessible from the interior of a building.

3. Requirements for Supplemental Zones:
 - a. Adjacent to all uses: shall provide a pedestrian walkway with a minimum width of four (4) feet through said supplemental zone to connect to the adjacent required sidewalk. Said walkway shall be perpendicular to the street unless topography prohibits.
 - b. Adjacent to sidewalk-level non-residential uses: shall be hardscape for pedestrians to access a minimum of 80% of its area excluding fountains, pools, pedestrian furniture, public art and similar elements.
 - c. Adjacent to sidewalk-level residential uses:
 - i. Said zone shall be a minimum of 25% landscaped except as prohibited in Section 16-18A.012(2) for Storefront Streets.
 - ii. For all such buildings with more than four (4) residential units: Shall be permitted to share said required pedestrian walkway with one (1) adjacent unit.
4. Fences and walls: shall only be allowed within the supplemental zone and shall meet the following regulations:
 - a. For all sidewalk-level residential and outdoor dining uses:
 - i. Fences shall not exceed 36 inches in height.
 - ii. Any railings, balustrades, or enclosures around stoops, stairs, or porches shall be 60% open.
 - iii. Walls shall not exceed 24 inches in height unless existing topography requires a retaining wall of greater height.
 - b. For all other non-residential sidewalk-level uses: fences and walls are prohibited.
5. Gasoline fuel dispenser structures and associated vehicular services such as air pumps and car washes shall not be located between a building and the required sidewalk.
6. Cantilevered portions of buildings: A building may cantilever over the supplemental zone, provided there is a minimum vertical clearance of 24 feet above the sidewalk or supplemental zone grade, and there are no vertical columns, piers, pillars or walls.

SPI-1 Downtown: Supplemental Zone Table			
Prohibited	Allowed, not to exceed fifteen (15) feet in width	Required, with a minimum five (5) feet in width, and not to exceed fifteen (15) feet in width	Required, with a minimum twelve (12) feet in width, and not to exceed fifteen (15) feet in width
<ul style="list-style-type: none"> Subarea 6 (Terminus); Subarea 7 (Fairlie-Poplar) 	<ul style="list-style-type: none"> Within Subareas 1, 2, 3, 4, and 5; Within sixty (60) feet of the intersection of adjacent street rights-of-way; Along storefront streets. 	<ul style="list-style-type: none"> Ivan Allen Jr. Blvd.; Courtland Street north of Auburn Ave; North Avenue; Peachtree Street north of Ralph McGill Boulevard; Piedmont Avenue north of Auburn Ave; Ralph McGill Boulevard; Renaissance Parkway west of Piedmont Ave; Spring Street south of Ivan Allen Jr. Blvd and north of Martin Luther King Jr. Dr.; West Peachtree Street north of Ivan Allen Jr. Blvd. Simpson Street 	<ul style="list-style-type: none"> Baker Street west of Centennial Olympic Park Dr; Centennial Olympic Park Drive between Marietta St and Baker St

Section 16-18A.011. Relationship of Building to Street

The regulations contained in this section apply to all buildings and structures, including parking structures, except structures for parking lot attendants less than 50 square feet. See Section 16-18A.012 for additional requirements on storefront streets.

1. Active uses at sidewalk-level:
 - a. All buildings shall have a defined sidewalk-level for purposes of the active-use requirement. Active uses shall be required within buildings and parking structures at sidewalk-level for the entire length of said building façade except at ingress and egress points into parking structures or loading areas. When two or more floors meeting the definition of sidewalk-level exist within the same structure, this requirement shall only apply to the frontage of the sidewalk-level adjacent to the required sidewalk or provided supplemental zone.
 - b. For the purposes of this chapter active uses shall be serviced by plumbing, heating, and electricity and are limited to the following use categories in the SPI-1 Downtown: Use Table: Commercial/Retail, Education/Child Care, Institutional, Medical/Health, Office, Recreation/Entertainment, Residential Dwellings/Lodgings, and shall not include parking, non-residential storage areas, driveways, or queuing lanes parallel to the adjacent street.
 - c. Minimum active use depths shall be provided as follows:
 - i. Single family or multi-family residential buildings with no residential units located above or below a unit: minimum depth of 10 feet.
 - ii. All other uses on non-storefront streets (as specified above): minimum depth of 20 feet. See Section 16-18A.020 Diagrams 3 and 6.
 - iii. All other uses on Storefront Streets (as specified above): see Section 16-18A.012.
2. Minimum sidewalk-level floor to ceiling height: shall be 14 feet. See Section 16-18A.020 Diagram 3.
3. Building floors shall be delineated to the third story above the sidewalk-level and shall be executed through windows, belt courses, cornice lines or similar architectural detailing.
4. Arcades: Arcades parallel and adjacent to the sidewalk or supplemental zone shall be prohibited. Arcades are only permitted through a building to connect one street to another street, or to a plaza or park adjacent to a street.
5. The primary pedestrian entrance to all sidewalk-level uses identified above:
 - a. Shall be architecturally articulated, face, be visible from, and be directly accessible from said required sidewalk along such street. The use of fire-escape, entrance-only and exit-only doors as primary entrances is explicitly prohibited. Said entrances may be recessed from the building façade as follows:
 - i. Lobby doors and similar entrances may be recessed a maximum depth of 10 feet and may have a maximum width of 20 feet.
 - ii. Other doors may be recessed a maximum depth of five (5) feet.
 - b. For residential uses:
 - i. All such buildings, except assisted living, with more than four (4) residential units shall have individual entrances to such units directly accessible from the sidewalk and shall open directly onto the adjacent sidewalk, supplemental zone, terrace, porch, plaza, or park adjacent to the sidewalk.
 - ii. Said buildings shall have porches, stoops or wheelchair access at each sidewalk-level entrance.
 - c. For non-residential uses:
 - i. Shall remain unlocked during business hours.
 - ii. Shall be at-grade with the closest portion of the adjacent required sidewalk.
6. All residential uses not located at sidewalk-level shall have pedestrian access to the required public sidewalk via a lobby fronting and accessible from said sidewalk.

7. Fenestration requirements (See Section 16-18A.020 Diagram 4): Buildings shall provide either a Storefront Façade Treatment or a Residential Façade Treatment along all street-fronting sidewalk-level facades which shall apply to all uses including parking decks, except churches, fire stations and as otherwise stated in Subareas 6 and 7; and shall have the following requirements:
- a. Windows and door glass shall utilize clear glass or tinted glass. Tinted glass shall have a transmittance factor of 50% or greater and shall have a visible light reflectance factor of 10 or less. Painted glass, reflective glass or other similarly treated or opaque windows are not permitted.
 - b. Fenestration, including entryways, shall be provided for a minimum horizontal linear percentage for each façade specified herein and in the SPI-1 Fenestration Table.
 - c. The length of façade without intervening fenestration or entryways shall not exceed 20 feet.
 - d. Residential Façade Treatment:
 - i. Fenestration shall be provided for sidewalk-level residential uses for a minimum of 25% of the horizontal length of each sidewalk-level façade; and
 - ii. Windows on each street-fronting façade shall be a minimum of four (4) feet in height and substantially similar in size on all sidewalk-level facades.
 - e. Storefront Façade Treatment: Fenestration and entrances shall be provided for a minimum of 65% of the horizontal length of each street-fronting sidewalk-level facade along Storefront Streets and 50% of the sidewalk-level street-facing facade for non-residential uses along all other streets as measured:
 - i. Beginning at a point not more than 18 inches above the required sidewalk to a height at least 10 feet above said sidewalk unless:
 - ii. When the finished floor elevation is 18 or more inches above the sidewalk: Beginning at the finished floor elevation to a height at least 10 feet above the finished floor elevation or;
 - iii. When the finished floor elevation is below said sidewalk: Beginning at a point not higher than the adjacent sidewalk to a height at least 10 feet above the finished floor elevation.
 - f. Fenestration, including display windows or cases, shall allow visibility into the building for a minimum depth of ten (10) feet along Storefront Streets and five (5) feet along all other streets, measured from the interior windowpane and shall be internally illuminated and serviced by electricity.
 - g. Interior retail establishments and eating and drinking establishments, not directly accessible from a required sidewalk are permitted outside the minimum active-use depth requirement only when more than 50% of the total length of the sidewalk-level façade is used for retail or eating and drinking establishments at sidewalk-level. See Section 16-18A.020 Diagram 5.
 - h. A street address number shall be located directly above or beside the primary building and business establishment entrances, shall be clearly visible from the sidewalk, and shall have a minimum height of six (6) inches.
 - i. All up-lighting shall be located a minimum height of eight (8) feet above the required sidewalk, driveway or supplemental zone.
 - j. External storefront security grilles, gates and security doors: shall be fully retractable during business hours and shall permit visibility into the interior of protected space when in use; opaque systems are prohibited. External housing and shields for such systems shall be painted the same color as the frames of the storefront system they protect. Vehicular gates and doors may be recessed a maximum depth of 20 feet.

SPI-1 Downtown: Fenestration Table (Minimum Requirements)		
Sidewalk-level Use	Storefront Streets	Other Streets
Residential	65% (Storefront Façade Treatment)	25% (Residential Façade Treatment)
Non-residential	65% (Storefront Façade Treatment)	50% (Storefront Façade Treatment)
* No minimum fenestration requirement for churches and fire stations		

Section 16-18A.012. Specific Regulations for Storefront Streets

1. Storefront streets shall be as indicated on the Pedestrian Space Plan map and meet the fenestration requirements for storefront streets: See Section 16-18A.011.
2. Supplemental zones along storefront streets shall be hardscape and shall match the finished grade, slope, and cross-slope of the adjacent required sidewalk with the exception of cutouts for trees. Said trees shall be limbed up to a minimum height of seven (7) feet.
3. Building facades shall be built to the back of and predominantly parallel to the required sidewalk or provided supplemental zone for the entire length of storefront street frontage except at ingress and egress points into parking structures or loading areas. Doors, storefront windows, columns, or similar architectural features are allowed relief for articulation purposes. Where circular drives or embayments are authorized, they shall be recessed into the building façade and shall include occupied floor area immediately above. See Section 16-18A.020 Diagram 6.
4. Active uses, as defined in Section 16-18A.011(1), at all floors above the sidewalk-level shall be a minimum of 90% of the length of said building façade for a depth of 45 feet to a minimum height of 36 feet above the sidewalk-level. See Section 16-18A.020 Diagrams 3 and 6.
5. Driveway curb cuts shall not be permitted on any storefront street when access may be provided from a side or rear street located immediately adjacent to a contiguous property.

Section 16-18A.013. Dumpsters, Loading Areas and Entrances, Mechanical and Accessory Features, and Fences and Walls.

1. Dumpsters, loading areas and loading dock entrances shall be screened so as not to be visible from any public park, plaza, public right-of-way, private street, required sidewalk, or sidewalk-level outdoor dining area. In addition, all external dumpsters shall be enclosed with opaque walls a minimum of eight (8) feet in height.
2. Building mechanical and accessory features (including satellite dishes):
 - a. Shall be located to the side, rear, or roof of the principal structure and shall be at the location of least visibility from any public park, plaza, public right-of-way, private street, required sidewalk, or sidewalk-level outdoor dining area and are prohibited between the building and any public street. When not located in an area of least visibility, said mechanical and accessory features shall be screened.
 - b. When located on rooftops shall be incorporated in the design of the building and screened with materials similar to the building.
 - c. Loading docks entrances shall be screened with automatic doors so that said docks and related activities are not visible from the adjacent required sidewalk. See also Section 16-18A.011(10).
3. Fences and walls:
 - a. No barbed wire, razor wire, chain link or similar elements shall be visible from any public park, plaza, public right-of-way, private street, required sidewalk or sidewalk-level outdoor dining area.

- b. For all locations not located between the building and the required sidewalk: the maximum height of all fences and walls shall be eight (8) feet.

Section 16-18A.014. Driveway Curb Cuts, Driveways, Parking Facilities and Drive-through Facilities.

1. All sidewalk paving materials and widths shall be continued across any intervening driveway curb cut at the prevailing grade and cross slope as the adjacent sidewalk clear zone. Bands of textured concrete shall also be installed which are:
 - a. Adjacent to the street and of equal width and alignment to the street furniture zone; and
 - b. Adjacent to the back of the required clear zone and in-line with the supplemental zone at a minimum width of five (5) feet.
2. Driveway curb cuts:
 - a. Shall be a maximum of 24 feet for two-way entrances and 12 feet for one-way entrances, unless otherwise permitted by the Commissioner of Public Works.
 - b. Maximum permitted number of driveway curb cuts for each development, subject to the provisions of Section 16-25.002(3) (For the purposes of this Section, two curb cuts serving two one-way driveways shall only be counted as one curb cut):
 - i. Developments with only one street frontage, which is less than three hundred (300) feet in length: one (1);
 - ii. Developments with only one street frontage, which is greater than or equal to three hundred (300) feet in length: two (2);
 - iii. Developments with more than one street frontage: one (1) per street frontage, provided that curb cuts shall not be permitted on arterial, collector or storefront streets when access may be provided on other street(s).
3. Driveways:
 - a. Shall be perpendicular to any adjacent street and are not permitted between the required sidewalk and the adjacent building except to reach the side yard, rear yard or an on-site parking facility.
 - b. Shared driveways: Notwithstanding the provisions of Section 16-28.006(10), independent driveways are not required when access is provided by a common or joint driveway for adjacent lots that have direct vehicular access to a street, or a driveway from a private street which functions as a public street. Said shared arrangement may be authorized by the Director of the Bureau of Planning, based on traffic considerations, when a perpetual easement agreement is agreed upon by all affected property owners and a copy of such agreement is filed with the Bureau of Planning.
4. Parking Structures:
 - a. Shall have the appearance of a horizontal storied building on all levels and shall conceal automobiles from visibility from any public park, plaza, public right-of-way, private street, required sidewalk, or adjacent residential dwellings or lodgings; and
 - b. Shall have facades, not including windows or other openings, adjacent to the required sidewalk or provided supplemental zone which are faced in brick, glass, stone, cast stone, poured-in-place rubbed concrete, hard coat stucco or pre-cast concrete having the appearance of brick or stone; and
 - c. Shall have any openings screened with mesh or decorative panels, tinted or sandblasted spandrel glass, or similar screening elements so as to prevent views into the parking structure; and
 - d. Shall be illuminated with uplighting or shall contain shielded internal light bulbs to eliminate light spillage outside the deck. Rooftop lighting shall reduce light spillage onto adjacent properties by providing cutoff luminaries that have a maximum 90 degree illumination.
 - e. Shall meet the active-use and fenestration requirements as applicable in Section 16-18A.011 and 16-18A.012.

5. Drive-through and drive-in facilities:
 - a. In Subarea 6 (Terminus) and Subarea 7 (Fairlie-Poplar): are prohibited.
 - b. All other locations: drive-through service windows, drive-in facilities and associated queuing areas are permitted only when completely enclosed within a building or parking structure and subject to the active-use requirement of Section 16-18A.011(3) except at ingress and egress points. Such facilities shall also be limited to one drive-through or drive-in facility and one queuing lane.
6. Valet Facilities: All valet facilities and uses shall not be located in the existing right-of-way drive lanes and any on-street parking spaces, unless authorized by the Commissioner of Public Works with review comments from the Director of the Bureau of Planning.

Section 16-18A.015. Off-Street Parking and Loading Requirements.

1. Parking Requirements: The minimum number of parking spaces required and maximum number allowed shall be in accordance with the following SPI-1 Downtown: Parking Table. Any variation to increase the maximum allowable parking requirement shall be based upon criteria including, but not limited to the following:
 - a. Tenant demand based for on-site uses; and
 - b. Parking efficiency and utilization for on-site uses; and
 - c. Parking available off-site within one quarter (1/4) mile radius.
2. Off-street surface parking lots, including those for the authorized sale or lease of vehicles shall not be located between a building and adjacent street without an intervening building.
3. All parking areas and structures shall have delineated walkways at a minimum width of four (4) feet connecting parking to the required sidewalks and building entrances.
4. Office uses, additional requirements:
 - a. All office developments over 100,000 square feet shall reserve and designate at least five percent (5%) of the parking spaces "Carpool Only." Such spaces shall be located near the building's entrance or other preferable locations within the employee parking areas as approved by the Commissioner of Public Works; and
 - b. All new parking structures shall be built to accommodate vanpool access at entry level. The minimum ceiling height for vanpools is eight feet two inches (8'-2").
5. In Subarea 3 (SoNo Commercial East) and Subarea 4 (SoNo Residential): Off-site parking may be granted subject to evidence of a shared parking arrangement within 600 feet of the property. Said evidence of a shared parking arrangement shall include the following:
 - a. A to-scale map indicating location of proposed parking spaces; and
 - b. Written consent of property owners agreeing to the shared parking arrangement; and
 - c. Copies of parking leases. Renewed leases shall be filed with the Bureau of Planning. Failure to file or lapse of such required lease agreement with the Bureau of Planning shall terminate said shared parking arrangement.

SPI-1 Downtown: Parking Table		Parking Spaces	
	Minimum	Maximum	
		Within Parking Limitation District	Not Within Parking Limitation District
Residential Dwellings/Lodgings			
Hotels and motels (spaces per lodging unit)	None	1.0	1.5
Residential Dwellings: <ul style="list-style-type: none">• Per each one-bedroom unit• Per each two or more bedroom unit	None	1.25 2.25	1.5 2.5
Non-Residential Uses (Spaces per 1,000 sq. ft. of floor area)			
Eating and Drinking Establishments	None or 1.5*	2.5	3.0
Commercial/Retail (not Eating and Drinking Establishments)	None	2.5	3.0
Institutional	None	2.5	3.0
Office	None	2.5	3.0
Recreation/Entertainment	None	1.5	2.5
All Other Uses	None	2.0	2.5
* Within Subarea 3 (SoNo Commercial East) and Subarea 4 (SoNo Residential): One and one half (1.5) spaces per 1,000 square feet of floor area is required. Said spaces may be provided off-site within 600 feet of the principal use. In all other areas: None required.			

6. Loading Requirements: Minimum off-street spaces shall be provided according to the SPI-1 Downtown District: Loading Table. All loading berths shall provide vertical clearance of fourteen (14) feet and shall not be located within the required sidewalk. See Section 16-18A.013(2) for screening requirements. Reduction of loading spaces may be approved by the Director of the Bureau of Planning subject to a shared loading arrangement that avoids conflicting loading demands.

SPI-1 Downtown: Loading Table			
	Unit of Measure	Required Loading Spaces	
		12' x 35'	12' x 55'
Residential Dwellings/ Lodgings	Less than 20 units	None	None
	20 to 50 units	1	None
	51 to 200 units	2	None
	201 units and above	3	None
All Other Uses	Up to 10,000 sq. ft. floor area	None	None
	10,001 sq. ft. to 40,000 sq. ft. floor area	1	None
	40,001 sq. ft. to 100,000 sq. ft. floor area	2	None
	100,001 sq. ft. to 250,000 sq. ft. floor area	2	1
	250,001 sq. ft. to 500,000 sq. ft. floor area	2	2
	500,001 sq. ft. floor area and above	2	3

Section 16-18A.016. Minimum Landscaping, Barrier and Lighting Requirements for Surface Parking Lots.

The requirements of City of Atlanta Code of Ordinances, Chapter 158 Vegetation, Article II Tree Protection, Section 30 Parking Lot Requirements shall apply to this District in addition to the street tree planting requirements, with additional requirements as follows:

1. Said surface parking lot requirements shall apply to all lots regardless of size;

2. All required landscaped areas shall be planted with evergreen groundcover or shrubs with a maximum mature height of 30 inches; and
3. All required landscaped strips, regardless of length, shall have a minimum of one (1) tree planted per 30 feet in length with a minimum caliper of two and one half (2.5) inches.
4. All lighting shall reduce light spillage onto adjacent properties by providing cutoff luminaires that have a maximum 90 degree illumination.

Section 16-18A.017. Minimum Off-Street Bicycle Parking and Showering Requirements.

The following bicycle parking requirements shall be as specified in the SPI-1 Downtown: Bicycle Parking Table and subject to the following:

1. All spaces provided shall include a metal anchor sufficient to secure the bicycle/moped frame when used in conjunction with a user-supplied lock and shall be a type specified by the Director of the Bureau of Planning as applicable.
2. A minimum of 20% of the provided bicycle parking shall be located within the street furniture and tree planting zone. The remainder shall be located a maximum horizontal distance of 100 feet from a building entrance and shall be covered from inclement weather or located within an accessory parking structure.

SPI-1 Downtown: Bicycle Parking Table		
Use	Minimum Requirement	Maximum Requirement
- Single-family - Two-family - Townhouse (Zero-lot-line) dwellings	None	None
Multi-family dwellings	The greatest of either: 2 spaces or one space for every five multi-family units	No more than 50 spaces required
Non-residential (no requirement for the following use categories in the SPI-1 Downtown Use Table: Manufacturing, Transportation/Parking and Utilities)	The greatest of either: 2 spaces or one space for every 4,000 sq.ft.	No more than 50 spaces required

3. Showering facilities: All buildings having over fifty thousand (50,000) square feet of gross office space shall provide showering facilities, which shall include showers and lockers, in a ratio of at least two (2) showering facilities for every fifty thousand (50,000) square feet of gross office space in excess of 50,000 square feet but shall not be required to exceed four (4) showering facilities. Said facilities shall be available to all office tenants and their employees.

Section 16-18A.018. Transportation Management Plans.

Any development that has an office component greater than 25,000 square feet of total gross leasable floor area of space shall develop a Transportation Management Plan (TMP). The Bureau of Buildings shall not issue occupancy permits for any development in this district until such time as the developer or leasing agent for each of the components has submitted evidence to the Director of the Bureau of Planning that a TMP has been prepared. Written confirmation from the Downtown Transportation Management Association (TMA) that a TMP is underdevelopment shall be sufficient evidence. In the alternative, an independent TMP shall be submitted which meets the following criteria:

The independent TMP shall contain strategies to reduce single occupancy vehicle trips generated by the project and shall be based on an annual commute mode survey. Said survey

shall be based on a continuous five-day workweek for all estimated employees arriving at the work site between 6:00 A.M. and 10:00 A.M., Monday through Friday. Based upon the survey information, the employer shall develop a TMP which should include any of the following:

1. Commute alternatives:
 - a. Incentives for public transit ridership such as transit cards;
 - b. Carpooling and vanpooling;
 - c. Commuter bicycling and walking programs;
 - d. Alternative work hours;
2. Transportation demand strategies:
 - a. Improvements to alternative modes such as vanpooling;
 - b. Financial incentives given to employees who use commute alternatives;
 - c. Parking management programs;
 - d. Commute alternatives information and marketing;
 - e. Shared parking arrangements;
 - f. Provision for a mixture of uses on-site;
 - g. Pedestrian links to adjacent uses.
3. A program to promote and maintain employee participation in carpooling, vanpooling, and use of mass transit, including a method of monitoring the number of ride sharers and their travel patterns.

Section 16-18A.019. Bridges and Tunnels

Pedestrian bridges and tunnels, buildings, parking structures and privately owned vehicular bridges and tunnels are prohibited when located above or below public streets, with the exception of tunnels for service and loading purposes.

Section 16-18A.020. Specific Regulations for Subarea 6 (Terminus) and Subarea 7 (Fairlie-Poplar):

The following regulations shall apply to Subarea 6 (Terminus) and Subarea 7 (Fairlie-Poplar) otherwise as specified:

1. An application for special administrative permits shall be submitted to the Atlanta Urban Design Commission (AUDC) staff for review and report prior to any final action on such application when any variations from this section are requested. AUDC staff review and report shall include, but not be limited to, the proposed improvement's visual impacts on the existing building and/or surrounding buildings or structures.
2. Building Facades: See Section 16-18A.020 Diagram 7.
 - a. Buildings equal or less than seven (7) floors shall have facades divided into three distinct horizontal parts as follows:
 - i. A base, which shall include the sidewalk-level.
 - ii. A shaft, which shall include the second floor through the bottom one-half of the floor immediately below the top floor.
 - iii. A cap, which shall include a belt course located at the line defining the top one-half of the top floor or a cornice located on a parapet wall above the top floor.
 - b. Buildings with eight (8) or more floors shall have facades divided into three distinct horizontal parts as follows:
 - i. A base, which shall include the sidewalk-level and the second floor, but shall not extend above the third floor.
 - ii. A shaft, which shall extend from above the base, but shall not extend into the top floor of the building.

- iii. A cap, which shall, at a minimum, include the top floor and may include up to the top three floors.
 - c. Within the shaft, windows shall be subject to the following:
 - i. Shall be equal in size.
 - ii. Shall be greater in height than width.
 - iii. Shall be arranged in a grid pattern.
 - iv. The total surface area of the street-fronting façade treated as windows shall be between forty-five percent (45%) and eighty-five percent (85%).
- 3. Balconies: See Section 16-18A.020 Diagram 8.
 - 1. Street-facing balconies: in the Subarea 7, shall not extend greater than 18 inches beyond the building façade and shall not be inset greater than 18 inches into the facade.
 - 2. Non-street facing balconies sidewalk shall not have any requirements.
 - 3. The underside of balconies shall not have exposed wood framing.
- 4. Awnings and Canopies:
 - 1. Shall be cloth, canvas, metal or glass.
 - 2. Shall not be internally lit.
 - 3. Shall be directly above a window or storefront and shall reflect the shape of the window or storefront.
- 5. Windows:
 - a. Street facing windows shall be one of the following types: true divided, simulated divided, or one-over-one. Flat "snap-in" muntins and mullions and those between layers of glass are prohibited.
 - b. Windows, including display windows, but not transoms, shall be greater in height than in width.
 - c. When dropped ceilings are located below the head of a window, display window or transom at sidewalk-level: shall be recessed a minimum of eighteen (18) inches from the window opening.
 - d. Street facing windows not located at sidewalk-level shall be subject to the following:
 - i. Shall include sills of masonry, stone, cast stone, or terra cotta.
 - ii. Shall include windowpanes recessed a minimum of three (3) inches from the adjacent façade.
- 6. Façade Treatment:
 - a. Street-facing facades: shall be brick, cast stone, unpolished or unpainted stone or unpainted terra cotta.
 - b. Street-facing cornices, wall details and decorations: shall be brick, stone, cast stone, terra cotta, or painted metal except that cornices, wall details and decorations located at a height greater than 45 feet above the required sidewalk may be fiberglass or composite materials. Cornice lines: shall be predominantly horizontal in character.
 - c. Non-street facing facades: shall be brick, cast stone, unpainted stone, unpainted terra cotta, stucco, or concrete masonry units, with the exception of windows and openings in parking structures.
- 7. Storefront streets shall meet the following regulations in addition to Section 16-18A.012:
 - a. All sidewalk-level pedestrian doors shall be seventy percent (70%) clear glass, which shall not utilize painted glass, reflective glass or other similarly treated or opaque windows.
 - b. All storefronts shall consist of components of equal length, vertically stacked, and as follows (See Section 16-18A.020 Diagram 7):
 - i. A non-glass bulkhead or knee wall beginning at grade and extending to a point between 18 inches and 24 inches above the sidewalk.
 - ii. A glass display window beginning at the top of the bulkhead or knee wall, to a height between 10 feet and 11 feet above said sidewalk.
 - iii. A glass transom located above the glass display window and sidewalk-level door and having a minimum height between 18 inches and 36 inches.

8. Subarea 7 (Fairlie-Poplar) Additional Requirements (See Section 16-18A.020 Diagram 9: Facades, not including doors, may be recessed from the back of the required sidewalk a maximum depth of 18 inches to allow for articulation.
9. Subarea 7 (Fairlie-Poplar) For Additional Illustrations and Recommendations: See the Fairlie-Poplar: The Heart of Atlanta - Design Guidelines which can be obtained from the Atlanta Urban Design Commission (AUDC).

Section 16-18A.021. Illustrative Diagrams

The illustrations contained within this section are graphic depictions of several of the requirements of this Chapter. Unless otherwise indicated, each diagram is intended to specifically illustrate the indicated Section; all suggestions of architectural style, on-street parking and tree requirements do not constitute a requirement of this Chapter. Additional principles shown in the illustration that do not illustrate specific Section requirements are consistent with other requirements of the Chapter.

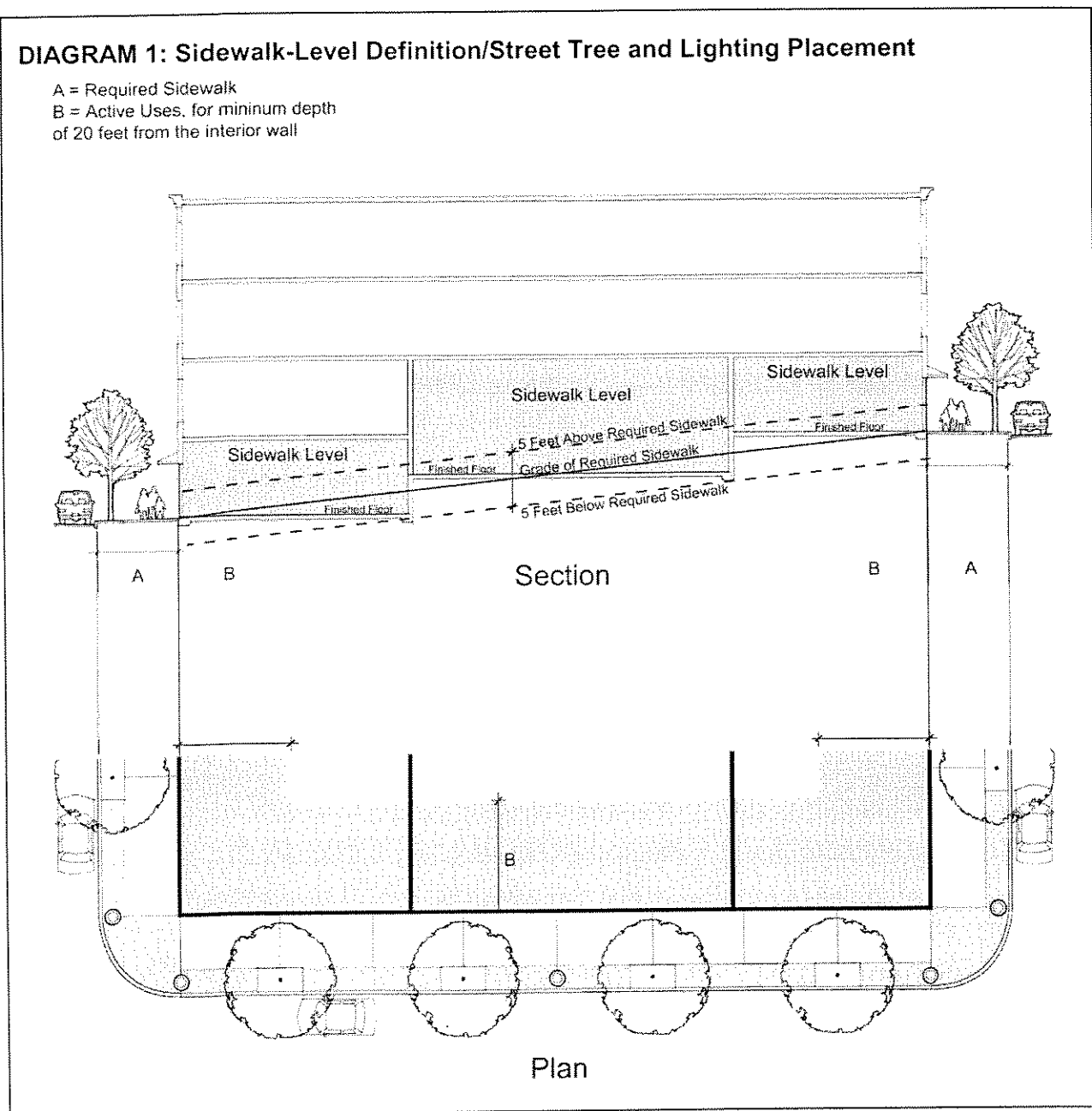


DIAGRAM 2: Streetscape Components

- A = Street Furniture and Tree Planting Zone
- B = Sidewalk Clear Zone
- C = Supplemental Zone

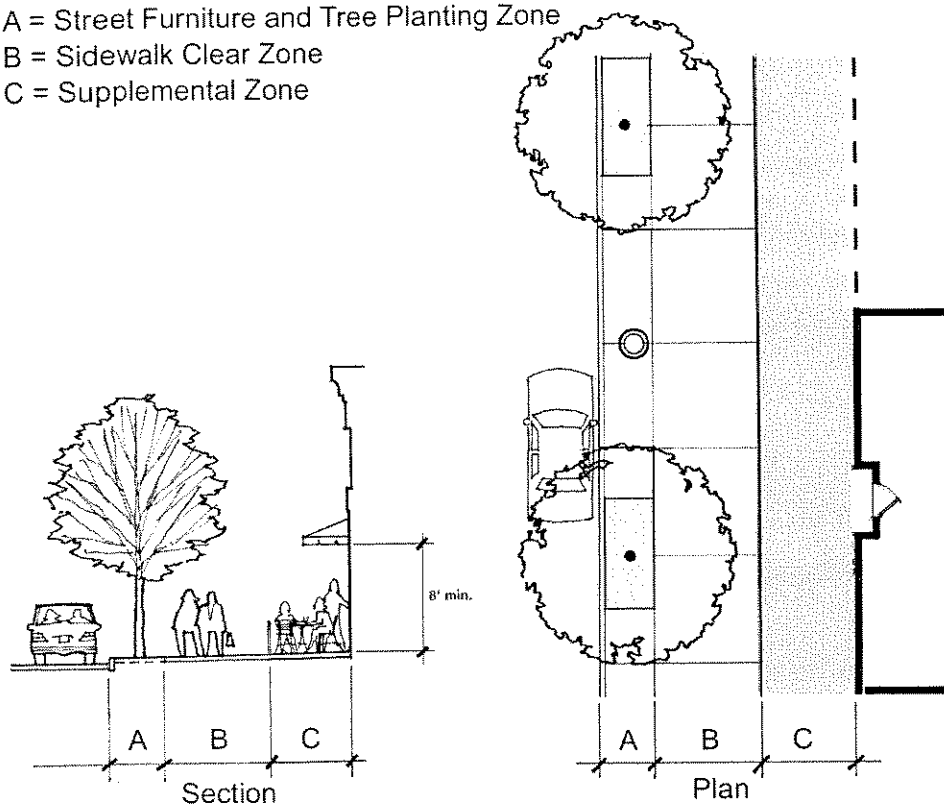


DIAGRAM 3: Sidewalk-level Active Use Requirements

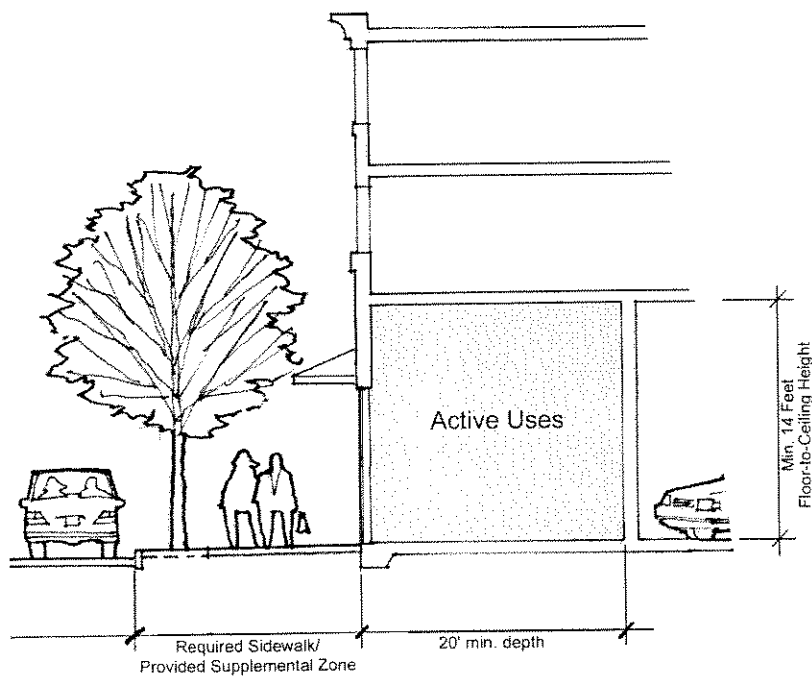


DIAGRAM 4: Storefront Façade Treatment

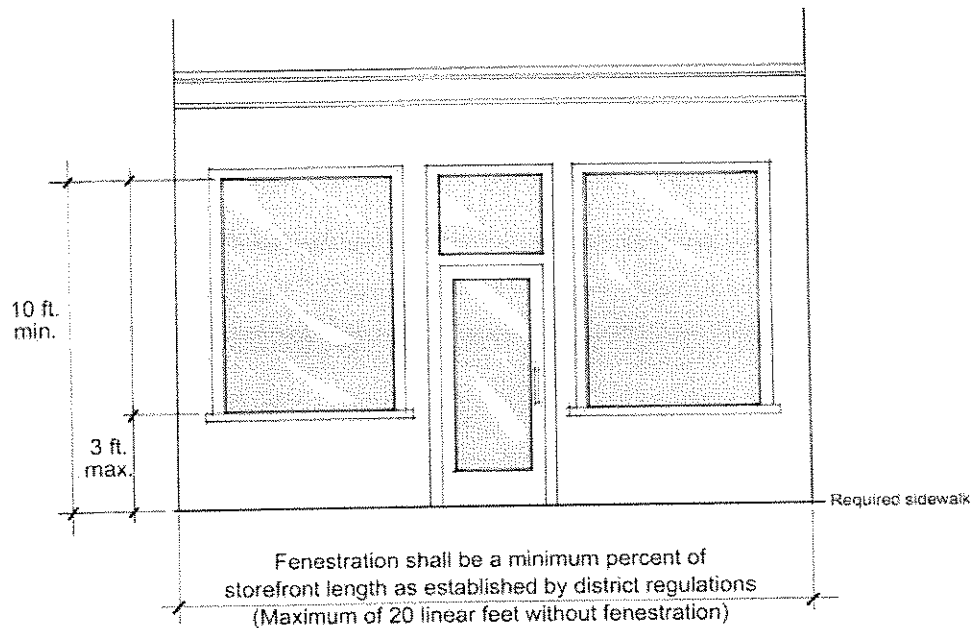


Image Courtesy of Tunnell-Spangler-Walsh & Associates

DIAGRAM 5: Interior Retail Establishment Requirements

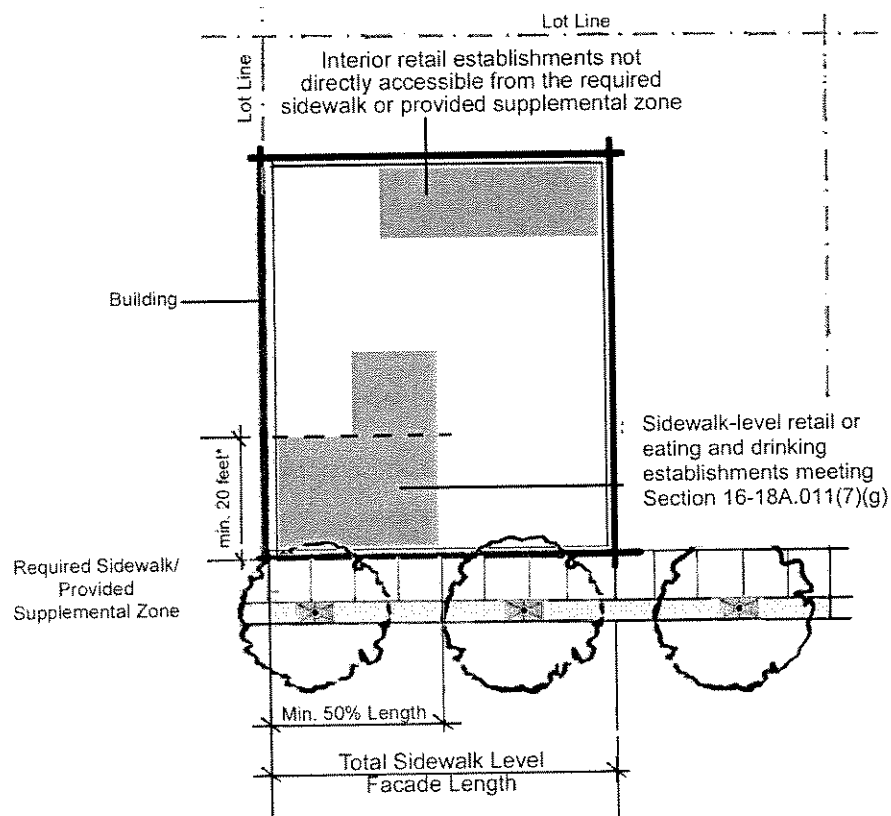


DIAGRAM 6: Minimum Building Footprint Requirements

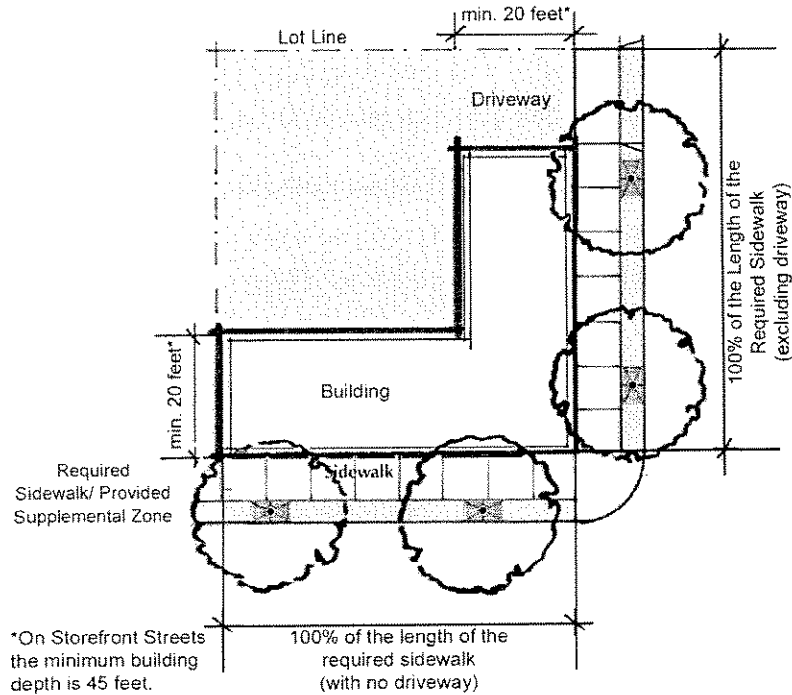


DIAGRAM 7: Terminus and Fairlie-Poplar Building Façade Requirements

A = Cap
B = Shaft
C = Base

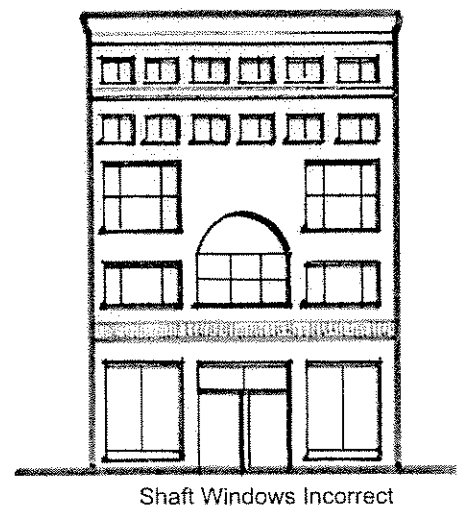
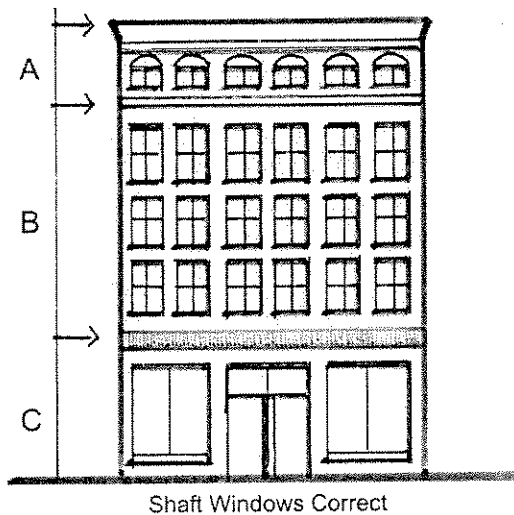


DIAGRAM 8: Fairlie-Poplar Balcony Restrictions

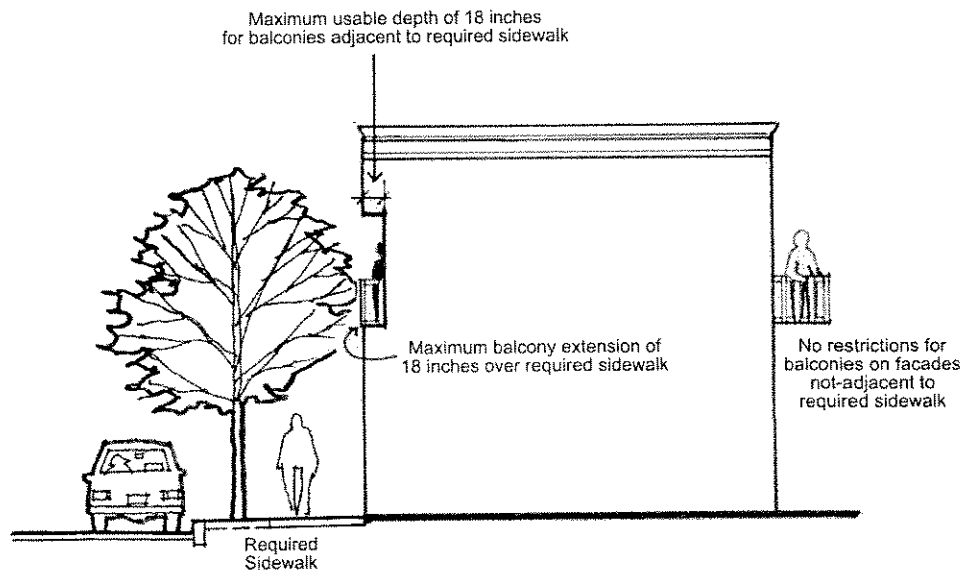
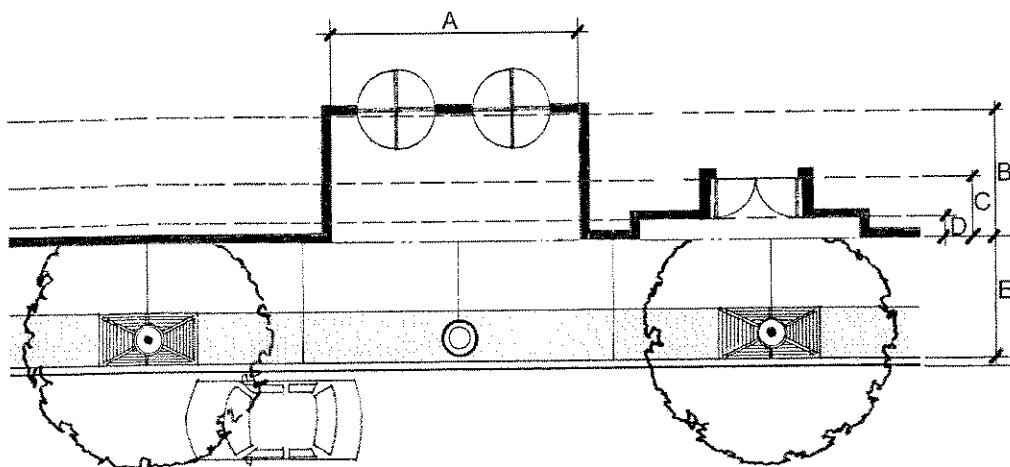


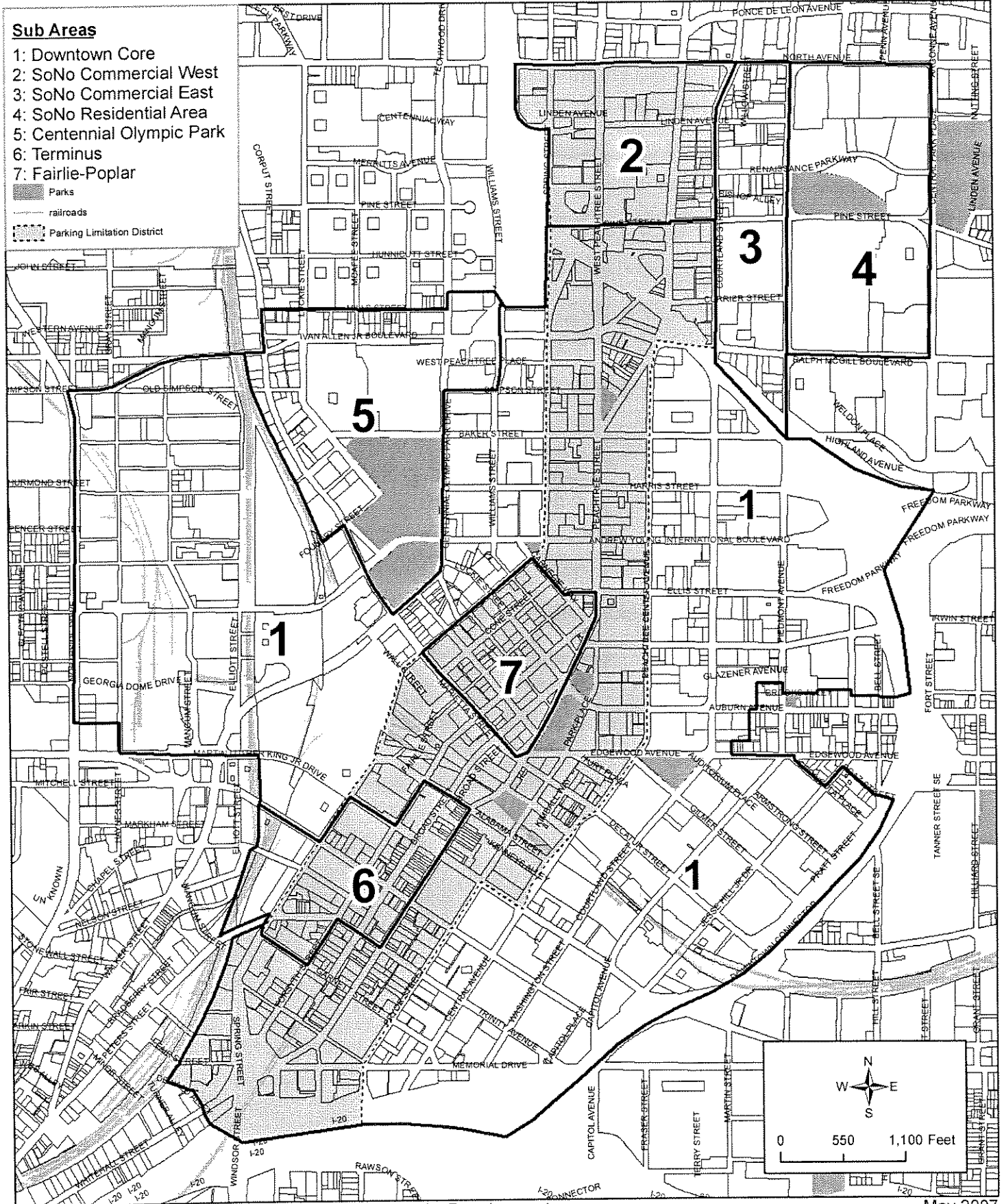
DIAGRAM 9: Fairlie-Poplar Façade Articulation Restrictions

- A = Lobby entry area; maximum width of 20 feet
- B = Lobby door and entry area; maximum depth of 10 feet*
- C = Other pedestrian doors; maximum depth of 5 feet*
- D = Façade articulation zone; maximum depth of 18 inches*
- E = Required sidewalk



*All depths shall be measured from the back of the required sidewalk

SPI-1 DOWNTOWN DISTRICT





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MAYOR

STEVE COVER
Commissioner

ALICE WAKEFIELD
Director, Bureau of Planning

Z-07-38

SPI-1-Downtown Special Public Interest

NPU	VOTE
E	Voted not to oppose
L	Approval Conditional
M	Approval with neighborhood recommendations
V	Approval